



CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

AGENDA

Planning and Zoning Commission Regular Meeting*

Tuesday, September 6, 2016, at 6:00 P.M.

City Hall Council Chamber

201 E. Walnut

Call to Order

- ITEM 1:** Consider and take appropriate action regarding approval of August 16, 2016, Planning and Zoning Commission Meeting Minutes.

Public Hearing Items:

- ITEM 2:** **RP2016-02** Commission to hear and consider and take action to make a recommendation to City Council regarding Replat Application 2016-02—Harold Ballard's request, on behalf of Tiffany Leeann Woskowicz, to final plat Lots 1R, 2R & 3R, Block A, Fairview Estates East, being a replat of Lot 1, Block A, Fairview Estates East, in the Extraterritorial Jurisdiction (ETJ) of the City of Decatur, Wise County, Texas. *(Item previously tabled from the August 2, 2016 and August 16, 2016, Planning and Zoning Commission Meetings.)*
- ITEM 3:** **A2016-01** Commission to hear and consider and take action to make a recommendation to City Council regarding Annexation Petition and Application 2016-01—Daniel Cocanougher's request, on behalf of Cocanougher Family Management, LLC; Wise Asset Property Decatur, LTD; Darla Wooten; Allee Moulder; the Estate of Deborah Lynn Bridges; and Marie Sue Murray to voluntarily annex (and subsequently update the land use map to commercial and zone to C-2 or Thoroughfare Business) approximately 168.8 acres and approximately 27 acres of US Hwy 81/287 (TxDOT Right-of-Way) into the corporate limits of the City of Decatur, Texas. The property to be annexed is generally located northwest and southwest of US Hwy 81/287, south of Carson Drive and west of US Hwy 81/287 Business, and including US Hwy 81/287 where adjacent to the current city limits and to the tracts to be annexed in Decatur's southeastern extraterritorial jurisdiction (ETJ). A complete legal description of the property can be obtained from the Planning and Development Services Department.
- ITEM 4:** **CP2016-02** Commission to hear and consider and take action to make a recommendation to City Council regarding Comprehensive Plan Amendment Application 2016-02—Daniel Cocanougher's request, on behalf of Cocanougher Family Management, LLC; Wise Asset Property Decatur, LTD; Darla Wooten; Allee Moulder; the Estate of Deborah Lynn Bridges; and Marie Sue Murray to update the land use map to a Commercial (COM) land use designation on approximately 168.8 acres and approximately 27 acres of US Hwy 81/287 (TxDOT Right-of-Way) immediately upon annexation into the corporate limits of the City of Decatur, Texas. The property is generally located northwest and southwest of US Hwy 81/287, south of Carson Drive and west of US Hwy 81/287 Business, and including US Hwy 81/287 where adjacent to the current city limits and to the tracts to be annexed in Decatur's southeastern extraterritorial jurisdiction (ETJ). A complete legal description of the property can be obtained from the Planning and Development Services Department.

ITEM 5: **ZC2016-04** Commission to hear and consider and take action to make a recommendation to City Council regarding Zoning Change Application 2016-04—Daniel Cocanougher’s request, on behalf of Cocanougher Family Management, LLC; Wise Asset Property Decatur, LTD; Darla Wooten; Allee Moulder; the Estate of Deborah Lynn Bridges; and Marie Sue Murray to zone approximately 168.8 acres and approximately 27 acres of US Hwy 81/287 (TxDOT Right-of-Way) to a Commercial Zoning Designation immediately upon annexation into the corporate limits of the City of Decatur, Texas. The property is generally located northwest and southwest of US Hwy 81/287, south of Carson Drive and west of US Hwy 81/287 Business, and including US Hwy 81/287 where adjacent to the current city limits and to the tracts to be annexed in Decatur’s southeastern extraterritorial jurisdiction (ETJ). A complete legal description of the property can be obtained from the Planning and Development Services Department.

Non Public Hearing Items:

ITEM 6: New and/or future business items.
A. Joint Workshop reminder—September 12, 2016, at 5:00 p.m.

Adjournment

Prepared and posted this the 1st day of September, 2016, in accordance with Chapter 551, Texas Government Code.

Dedra Denée Ragland, AICP
Planning and Development Director

*NOTE: THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO A CLOSED MEETING AT ANY TIME REGARDING ANY ITEM ON THE AGENDA FOR WHICH IT IS LEGALLY PERMISSIBLE **UNDER THE TEXAS OPEN MEETINGS ACT PURSUANT TO LGC 551.071.**